



Case Number **ZC-17-208**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 9, 2018

**Council District** 9

**Zoning Commission Recommendation:**

Approval by a vote of 7-0

**Opposition:** None submitted

**Support:** Sunset Heights NA

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

**Owner / Applicant:** **Como Blue Willow LTD**

**Site Location:** 5001 Diaz Avenue Mapsco: 75 N, P

**Proposed Use:** **Townhomes**

**Request:** From: "A-5" One-Family; "CR" Low Density Multifamily and "C" Medium Density Multifamily

To: "UR" Urban Residential

**Land Use Compatibility:** Requested change **is compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent**

**Background:**

The proposed rezoning is located southwest of Diaz and Penticost. The property is directly adjacent to Como Park and located southeast of Lake Como. The applicant is proposing to rezone the area from "A-5" One-Family to "UR" Urban Residential in order to develop townhomes.

The Como Neighborhood Advisory Council has been working for several years on the preferred redevelopment of the Como area. While most of the focus of the efforts has been on the west side of Como Lake, general discussion has occurred about the preference to attract high quality and high value residential developments that can take advantage of the lake and park environments within the inner city.

The purpose of the UR district is to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. UR also encourages a range of housing choices within walking distance to rail transit stations and mixed-use urban villages. UR also has requirements for streetscapes, fenestration, and other design requirements that active the street with a higher quality product.

**Site Information:**

Owner:	Como Blue Willow LTD
	1520 Oliver St
	Houston, Texas 77007
Agent:	Townsite/Mary Nell Poole
Acreage:	6.758 ac
Comprehensive Plan Sector:	Arlington Heights

**Surrounding Zoning and Land Uses:**

North "A-5" One-Family; "C" Medium Density Multifamily / single family  
East "A-5" One-Family; "C" Medium Density Multifamily / church; single family; multifamily  
South "B" Two-Family / single family  
West "A-5" One-Family / park

**Recent Relevant Zoning and Platting History:**

Zoning History: None

Platting History: None

**Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Diaz St.	Residential	Residential	No
Penticost Ave.	Residential	Residential	No

**Public Notification:**

300 foot Legal Notifications were mailed on November 21, 2017.

The following organizations were notified: (emailed November 20, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Westside Alliance
Como NAC	Arlington Heights NA
Alamo Heights NA	Sunset Heights NA*
Streams And Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

*\*Located within registered neighborhood association*

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing a zoning change to "UR" Urban Residential for townhouse development. Surrounding land uses are single-family to the north and south, a church and multifamily to the east, and a park to the west.

As a result, the proposed zoning **is compatible** with surrounding land uses.

**2. Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the subject property as Open Space. "UR" allows multifamily construction but also townhouse and lower density products. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods
- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Encourage locating multiple-unit residential structures on corner lots.

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

**Attachments:**

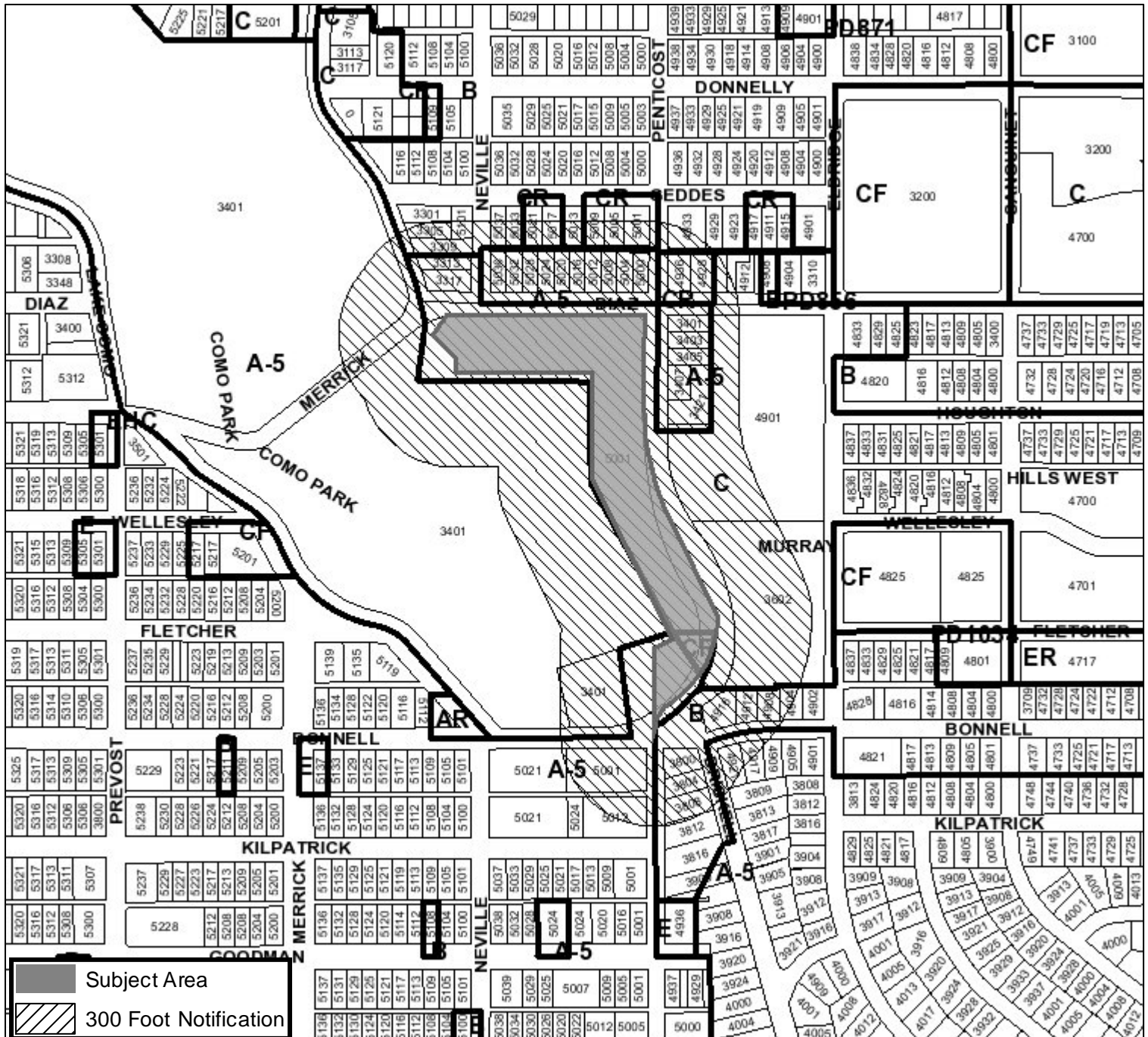
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



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## Area Zoning Map

Applicant: Como Blue Willow LTD  
Address: 5001 Diaz Avenue  
Zoning From: A-5, CR, C  
Zoning To: UR  
Acres: 6.75799304  
Mapsc0: 75NP  
Sector/District: Arlington Heights  
Commission Date: 12/13/2017  
Contact: 817-392-8043



0 230 460 920 Feet

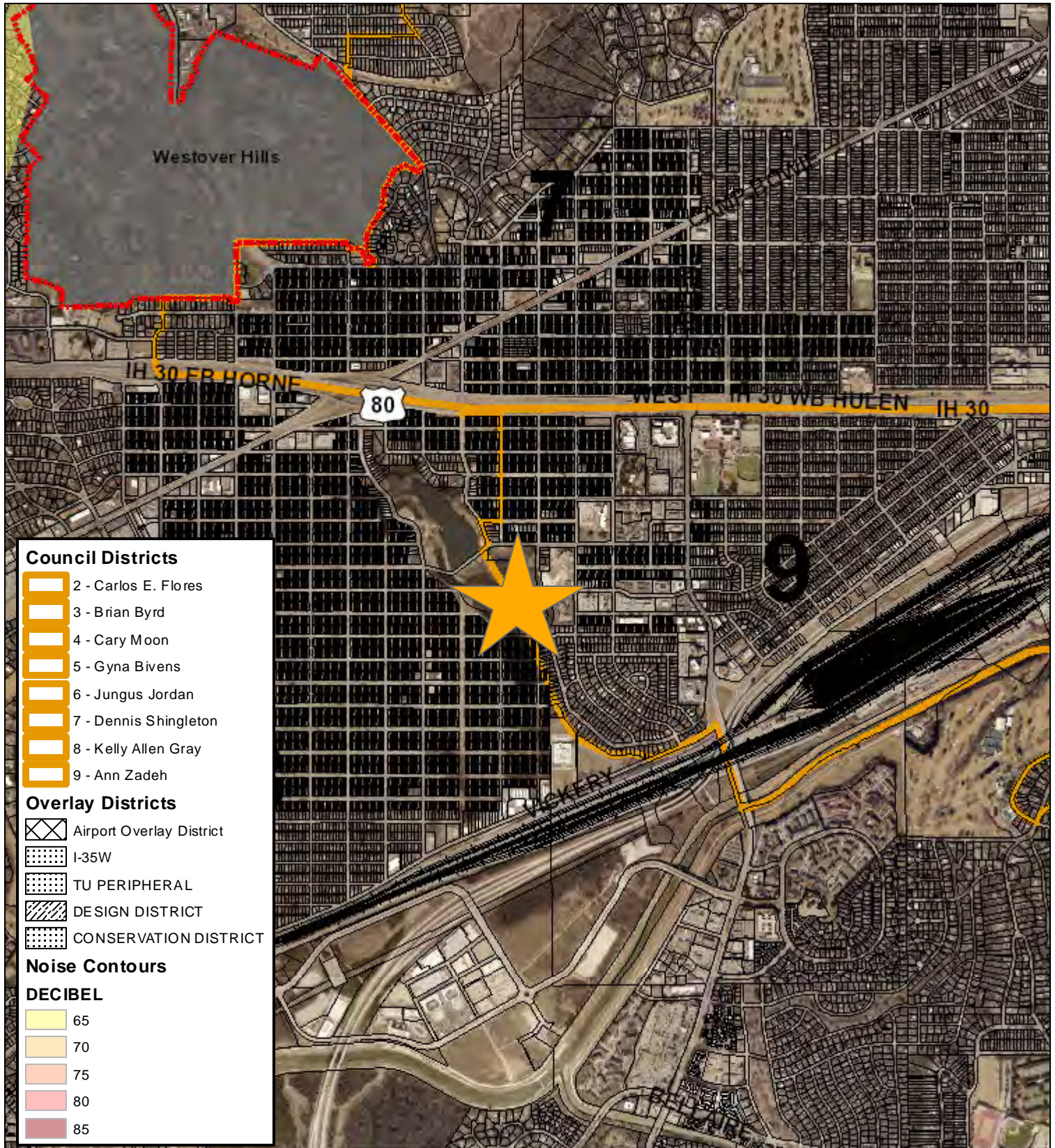
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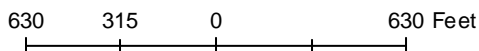
## Area Map



0 1,000 2,000 4,000 Feet



## Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.







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## Aerial Photo Map



0 395 790 1,580 Feet





Roberto Ramirez	4316 S Adams		Support		Representing applicant
Renny Rosas	3821 Bryan	Out	Support		Spoke at hearing and sent letter
Robert Snoke	3820 6th Ave	Out		Opposition	Representing Rosemont NA
Gordon Pritchard	3640 8 <sup>th</sup> Ave	Out		Opposition	Sent letter and notice
Francisco Perez Lemus	3608 Ryan Ave	Out		Opposition	Sent notice

**12. ZC-17-208 Como Blue Willow LTD (CD 9) – 5001 Diaz Ave (Hays Covington Survey Abstract No. 256, 6.75 ac.) From: “A-5” One-Family, “CR” Low Density Multifamily and “C” Medium Density Multifamily To: “UR” Urban Residential**

Mary Nell Poole, 2918 Wingate, representing the applicant stated they have owned the property for more than two years and have been working with the neighborhood on the redevelopment of the area. The Como NEZ strategic plan designates this area as UR. She also stated they met with the Sunset Heights Neighborhood Association and that they support the project. Because of the topography of the site, a large portion of it will remain untouched.

Estros Tucker, 3304 Lake Como Dr, representing the Como Advisory Council spoke in support of the project. He stated they have met with the applicant and developers several times and that they are excited for the project.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					<b>ZC-17-208</b>
<b>Name</b>	<b>Address</b>	<b>In/Out 300 ft. notification area</b>	<b>Position on case</b>		<b>Summary</b>
Mary Nell Poole	2918 Wingate		Support		Representing applicant
Estros Tucker	3304 Lake Como Dr	Out	Support		Spoke at hearing representing Como Advisory Council
Sunset Heights NA			Support		Sent letter

**13. ZC-17-209 JW Lawrence, Jr. (CD 7) – 2512 Horne St (Chamberlin Arlington Heights, Lots 35-40, Block 85, 0.45 ac.) From: “CF” Community Facilities To: “ER” Neighborhood Commercial Restricted**

Mark Allsup, 4325 Hyatt Ct, representing the applicant stated they want to convert the building to house a financial planning office. The only change to the site would be the interior of the building.

Peter Arendt, 6012 El Campo, spoke in opposition. He stated this could be considered further commercial encroachment and asked for the use to be restricted to professional offices only.